

45528 267th Avenue, Cleveland, MN 56017



Status: **Sold**
List Price: **\$235,000**
Sold Price: \$247,600
Original List Price: **\$235,000**

Map Page: **999** Map Coord: **a1**
Directions: **From Cleveland South on 281st Ave (10th Street) to Scotch Lake Road or Lake Jefferson Road to 267th Ave - shared driveway, property**

Style: **(SF) Split Entry (Bi-Level)**
Const Status: **Previously Owned**
Foundation Size: **1,440**
Above Ground Finished SqFt: **1,440**
Below Ground Finished SqFt: **1,350**
Total Finished SqFt: **2790**

Year Built: **1997**
Bedrooms: **4**
Total Baths: **2**
Garage: **2**
Acres: **5.10**
Lot Size: **irreg**
Fire #:

TAX INFORMATION

Property ID: **010357800**
Tax Year: **2013**
Tax Amt: **\$1,752**
Assess Bal: **\$0**
Tax w/assess: **\$1,752**
Assess Pend: **Unknown**
Homestead: **Yes**

List Date: **3/15/13** Received By MLS: **3/15/13** Days On Market: **52**
Off Market Date: **05/03/2013** Selling Agent: **NON-RMLS**
Projected Close Date: **5/3/13** Selling Office: **Non-MLS**
Date Closed: **5/3/13**

General Property Information

Legal Description: **SECT-35 TWP-110 RANGE-025 5.10 AC THAT PART OF G.L. #1 BEG 700 FT W & 66 FT S OF NE COR OF G.L**
County: **Le Sueur**
School District: **391 - Cleveland, 507-931-5953**
Complex/Dev/Sub: **Common Wall: No**
Restrictions/Covts:
Lot Description: **Irregular Lot**
Assoc Mgmt Comp: **Assoc Mgmt Co Phone #:**
Road Frontage: **Unpaved Streets**
Zoning: **Other** Accessibility: **None**

Lake/Waterfront Information

Name: **Henry Lake** DNR Lake ID#: **40010400** WF Footage Ft: **445**
Type: **Lake Front** Lake Acres: **376.81** Lake Depth (ft): **6**
DNR Lake Class: **Natural Environment** Elev Hight to WF Slope: Elev Hight to WF Feet:
Road Between Waterfront and Home?: **No** Lake Bottom:

Remarks

Agent Remarks: **Days 1-7: Offers not reviewed, Days 8-15 Offers ONLY from NSP buyers, Munis, NP orgs & Owner-occupants. Days 16+ all offers - Buyers/Agents-any escalations concerning offers where Listing Agent unable to provide an answer, call 877-617-5274**

Public Remarks: **4 BR, 2 bath split entry on 5.1 acres with 445 ft lake frontage on Lake Henry. Large deck, paver patio firepit. Plenty of room for outbuildings. Move in ready.**

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Structure Information

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Other Rooms</u>	<u>Level</u>	<u>Dimen</u>	
Living Rm	Upper	14x15	Laundry	Lower		Heat: Forced Air
Dining Rm	Upper	11x11				Fuel: Natural Gas
Family Rm	Lower	13x24				Air Cnd: Central
Kitchen	Upper	13x15				Water: Well, Shared System
Bedroom 1	Upper	12x13				Sewer: City Sewer - In Street
Bedroom 2	Upper	11x13				Garage Stalls: 2
Bedroom 3	Lower	12x13				Garage Stall #:
Bedroom 4	Lower	11x13				Other Parking:
			Bathrooms:	Total: 2	Full: 2	Pool:
				3/4: 0	1/2: 0	1/4: 0

Bath Description: **Main Floor Full Bath, Full Basement**
 Dining Room Desc: **Informal Dining Room**
 Family Room Char:
 Fireplaces: **1** Fireplace Characteristics: **Family Room**
 Appliances: **Range, Dishwasher, Refrigerator, Water Softener - Owned**
 Basement: **Full, Day/Lookout Windows, Concrete Block**
 Exterior: **Metal/Vinyl, Brick/Stone**
 Fencing:
 Roof: **Asphalt Shingles, Age Over 8 Years**
 Amenities-Unit: **Deck, Patio, Kitchen Window, Vaulted Ceiling(s), Ceiling Fan(s)**
 Parking Char: **Attached Garage**
 Topography: **Level**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **2.5 %** Facilitator Comp: **2.5 %**
 Variable Rate: **N** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount: **\$235,220**
 Seller Contribution: **\$0**

Financial Remarks: **Buyers Should Obtain A Free Prequalfrom Wells Fargo Home Mortgage 507-344-3409 Or A Naca Qual Letter**

In Foreclosure?: **No**
 Lender Owned?: **Not Disclosed**
 Potential Short Sale?: **No**
 Owner is an Agent?: **No**
 Sellers Terms:
 Existing Fin:

Listing Agent: **Scott A. Schlueter 507-665-8813**
 Listing Office: **Schlueter Realty** Appt Phone: Office Phone: **507-665-8813**
 Co-List Agent: **Ramona L. Schlueter 507-317-7753**

This Report Prepared By: **Scott A. Schlueter 507-317-7751**

Listing History

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
4345281	Status	03/15/2013	INCOM	ACT	Single Family
4345281	ListPrice	03/15/2013		235000.00	Single Family
4345281	Status	05/06/2013	ACT	PEND	Single Family
4345281	Status	05/06/2013	PEND	CLOSD	Single Family

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